

**ZB# 88-29**

**Willie & Barbara Cifers**

**15-8-30**

#88-29-Cifers,  
Bonbara & Willie

Prelim.  
May 9, 1988.

Aps. furnished  
on 5/4/88.

Public Hearing:  
May 23, 1988

Notice delivered  
to Sentinel  
on 5/10/88 by  
B. Cifers

~~Collect fee~~  
~~\$25.00 due~~

Area variance  
granted on  
5/22/88

# General Receipt

9850

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

May 24 19 88

Received of Wesley M. Rye \$ 25.00

Twenty-five and 00 100 DOLLARS

For ZBA Application Fee #88-29

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>ck# 513</u>		<u>25.00</u>

By Pauline G. Townsend ES

Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

file

NEW WINDSOR ZONING BOARD OF APPEALS

-----x

In the Matter of the Application of

DECISION GRANTING  
AREA VARIANCE

WILLIE and BARBARA CIFERS

#88-29.

-----x

WHEREAS, WILLIE and BARBARA CIFERS, 120 Blanche Avenue, New Windsor, N. Y. 12550, has made application before the Zoning Board of Appeals for a variance to allow an existing deck in the sideyard of the property at above location in an R-4 zone; and

WHEREAS, a public hearing was held on the 23rd day of May, 1988 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant appeared in behalf of themselves; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission for existing deck in sideyard of property at the above location in an R-4 zone.

3. The evidence presented by Applicant substantiated the fact that the existing deck cannot be placed in another position in the yard in order to conform with the bulk regulations.

4. The evidence shows that the applicant will encounter practical difficulty if the variance requested is not granted since the existing deck must be attached to the residence in order to alleviate the 6 ft. drop from the patio door to the ground level property.

5. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood which is residential in nature.

NOW, THEREFORE, BE IT

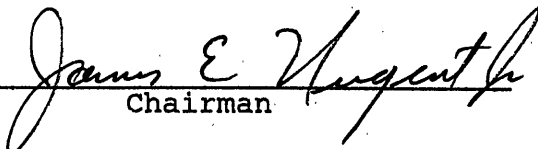
RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 5 ft. sideyard variance to allow existing deck in the sideyard as stated above in accordance with plans

submitted to the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: June 13, 1988.

  
Chairman



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

May 24, 1988

Mr. and Mrs. Willie Cifers  
120 Blanche Avenue  
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE - DECK  
#88-29

Dear Mr. and Mrs. Cifers:

This is to confirm that the Zoning Board of Appeals at its May 23, 1988 meeting voted to grant the above application for an area variance.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

A handwritten signature in cursive script that reads 'Patricia A. Barnhart'.

PATRICIA A. BARNHART  
Secretary

/pab  
Enclosure  
cc: Town Planning Board  
Michael Babcock, B. I.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

60

May 2, 1988

Willie & Barbara Cifers  
120 Blanche Avenue  
New Windsor, NY 12550

Re: Tax Map Parcel 15-8-30 - Variance List 500'

Dear Mr. & Mrs. Cifers:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$75.00, minus your deposit of \$25.00.

Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

*Leslie Cook*

LESLIE M. COOK  
Acting Assessor

LMC/po  
Attachments

Dennison Monarch Systems, Inc.  
PO Box 4081  
New Windsor, NY 12550

Amoia, Anthony  
Ruscitti Rd., MD #42  
New Windsor, NY 12550

JNG Realty  
25 Walnut Street  
New Windsor, NY 12550

Crudele, James & Elvira  
90 Myrtle Avenue  
New Windsor, NY 12550

Argento, Nicola & Santa  
116 Myrtle Avenue  
New Windsor, NY 12550

Spoto, Alfonso & Rosalia  
118 Myrtle Avenue  
New Windsor, NY 12550

DiChiario, Vincent A. & Theresa  
122 Myrtle Avenue  
New Windsor, NY 12550

DeFabio, Vincent R. & Rose D.  
1 Foley Avenue  
New Windsor, NY 12550

Mastrococco, Edward & Rita  
Foley Avenue  
New Windsor, NY 12550

Petro, John  
8 Park Hill Drive  
New Windsor, NY 12550

Yannone, Thomas J. & Hazel M.  
80 Merline Avenue  
New Windsor, NY 12550

Yannone, Gus J. & Anna  
82 Merline Avenue  
New Windsor, NY 12550

McDermott, Ronald M. & Lari-Sue  
88 Merline Avenue  
New Windsor, NY 12550



Gilfeather, Robert J. & Rose H.  
90 Merline Avenue  
New Windsor, NY 12550

Komar, Michael  
96 Merline Avenue  
New Windsor, NY 12550

Carlstrom, James J. & Anna R.  
106 Merline Avenue  
New Windsor, NY 12550

Vignogna, Daniel, Sr. & Margaret C.  
111 Myrtle Avenue  
New Windsor, NY 12550

Petro, William & Shirley  
109 Myrtle Avenue  
New Windsor, NY 12550

DeWitt, James J.  
101 Myrtle Avenue  
New Windsor, NY 12550

Jollie, Edward L.  
32 Willow Lane  
New Windsor, NY 12550

Hotaling, Richard & Maryann  
95 Myrtle Avenue  
New Windsor, NY 12550

Mott, Arthur D. & Clara  
91 Myrtle Avenue  
New Windsor, NY 12550

Yonnone, Cosmo & Stephanie  
67 Myrtle Avenue  
New Windsor, NY 12550

Homin, John F. & Frances  
91 Merline Avenue  
New Windsor, NY 12550

Hotaling, Howard D. & Josephine  
14 Goodman Avenue  
New Windsor, NY 12550

Mullarkey, John  
16 Goodman Avenue  
New Windsor, NY 12550

Smith, Donald J. & Edith H.  
24 Goodman Avenue  
New Windsor, NY 12550

Hamilton, David K. & Cheryl A.  
74 Lawrence Avenue  
New Windsor, NY 12550

Oliver, William R.  
PO Box 4035  
New Windsor, NY 12550

Salamotoff, Connie  
84 Lawrence Avenue  
New Windsor, NY 12550

Naclerio, John & Stephanie  
87 Merline Avenue  
New Windsor, NY 12550

Ryan, Walter T. & Arlene M.  
77 Merline Avenue  
New Windsor, NY 12550

D'Egidio, Dominick & Florence  
68 Melrose Avenue  
New Windsor, NY 12550

Smith, Arthur D. & Eileen M.  
76 Melrose Avenue  
New Windsor, NY 12550

Bothwell, James W. & Karen M.  
RD #2, Box 285, Mt. Airy Rd.  
New Windsor, NY 12550

Fornal, Stanley J., Jr.  
81 Lawrence Avenue  
New Windsor, NY 12550

Konosov, Vladimir  
77 Lawrence Avenue  
New Windsor, NY 12550

D'Amico, William A. & Maria C.  
73 Lawrence Avenue  
New Windsor, NY 12550

Antonelli, Joseph A.  
77 Melrose Avenue  
New Windsor, NY 12550

Ortenzo, Alfred & Estelle C.  
75 Melrose Avenue  
New Windsor, NY 12550

Hoyer, William E. & Carol Lee  
71 Melrose Avenue  
New Windsor, NY 12550

Freeman, Thomas J. III & Cathy M.  
79 Melrose Avenue  
New Windsor, NY 12550

Phillips, Gary & Joanne  
110 Blanche Avenue  
New Windsor, NY 12550

Masten, Andrew W. & Geraldine S.  
26 Goodman Avenue  
New Windsor, NY 12550

Ricci, Anthony J. & Kimberly A.  
115 Blanche Avenue  
New Windsor, NY 12550

O'Connell, William C. & Geraldine  
117 Blanche Avenue  
New Windsor, NY 12550

Downing, Patrick B. & Beneralda  
119 Blanche Avenue  
New Windsor, NY 12550

Walter, Augustine R.  
121 Blanche Avenue  
New Windsor, NY 12550

McDaniel, Edmund M. & Barbara M.  
123 Blanche Avenue  
New Windsor, NY 12550

Rizzo, Michael & Christine  
125 Blanche Avenue  
New Windsor, NY 12550

O'Brien, John T.  
127 Blanche Avenue  
New Windsor, NY 12550

Ulrich, Jr. John J. & Georgia C.  
122 Blanche Avenue  
New Windsor, NY 12550

Lodini, Frederick C. & Valerie  
118 Blanche Avenue  
New Windsor, NY 12550

Hilfiger, Robert & JoAnn  
116 Blanche Avenue  
New Windsor, NY 12550

Guaragna, Guido W. & Margaret A.  
114 Blanche Avenue  
New Windsor, NY 12550

O'Brien, Joseph P. & Patricia E.  
112 Blanche Avenue  
New Windsor, NY 12550

New Windsor Little League  
PO Box 4024  
New Windsor, NY 12550

Cherry, Allen R. & Ruth S.  
118 Cedar Avenue  
New Windsor, NY 12550

Park Chung H. & Hwan I.  
Osborne Hill Road  
Fleetwood Apt. 14C  
Wappingers Falls, NY 12590

Zamenick, Jr. Frederick F. & Linda Ann  
133 Blanche Avenue  
New Windsor, NY 12550

Prelim.  
May 9th

TOWN OF NEW WINDSOR  
ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 88-123

Date 4/26, 1988

To: WILLIE & BARBARA Cifers  
120 Blanche Ave 562-0742  
New Windsor, N.Y. 12552

PLEASE TAKE NOTICE that your application dated 4/26, 1988  
for permit to Deck (existing)  
at the premises located at 120 Blanche Ave R-4 Zone

is returned herewith and disapproved on the following grounds:

Have 10 Ft to Property Line - Need 15 Ft  
Variance of 5 Ft

John J. Sannigan  
Building Inspector

Call zoning Sect 565-8552

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Rear Front Yd		

ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 88-123

Date 4/26, 1988

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HAVE 10 FT to Property Line - Need 15 FT Need  
VARIANCE OF 5 FT

John Summegan  
Building Inspector

Call zoning Sect 565-8554

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	<u>115</u>	<u>15</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	<u>%</u>	<u>%</u>
Floor Area Ratio**		

\* Residential Districts only  
\*\* Non-residential districts only

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 1-WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
- 2-FOUNDATION INSPECTION - CHECK HERE FOR WATERPROOFING AND FOOTING DRAINS.
- 3-INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
- 4-WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
- 5-INSULATION.
- 6-PLUMBING FINAL & FINAL. HAVE ON HAND ELECTRICAL INSPECTION DATA PER THE BOARD OF FIRE UNDERWRITERS, AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME.
- 7-DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR.
- 8-\$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE SAME INSPECTION TWICE.
- 9-PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
- 10-THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
- 11-SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
- 12-SPETIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
- 13-ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.

Name of Owner of Premises Willie & BARBARA C. FERS

Address 120 Blanche Ave New Windsor Phone 562-0742

Name of Architect.....

Address..... Phone .....

Name of Contractor .....

Address..... Phone .....

State whether applicant is owner, lessee, agent, architect, engineer or builder.....

If applicant is a corporation, signature of duly authorized officer.

.....  
(Name and title of corporate officer)

1. On what street is property located? On the.....side of.....Blanche AVE  
(N. S. E. or W.)

and .....feet from the intersection of.....

2. Zone or use district in which premises are situated .....

3. Tax Map description of property: Section.....15..... Block.....8..... Lot.....30.....

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy ..... b. Intended use and occupancy .....

5. Nature of work (check which applicable): New Building.....Addition.....Alteration.....Repair.....Removal.....

Demolition.....Other.....

6. Size of lot: Front.....116..... Rear.....90..... Depth.....208..... Front Yard..... Rear Yard..... Side Yard.....

Is this a corner lot? YES

7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height..... Number of stories.....

8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....

Number of bedrooms..... Baths..... Teller

WORK. ALL DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

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Demolition.....Other.....
6. Size of lot: Front.....116.....Rear.....90.....Depth.....208.....Front Yard.....Rear Yard.....Side Yard.....  
Is this a corner lot?..YES
7. Dimensions of entire new construction: Front.....Rear.....Depth.....Height.....Number of stories.....
8. If dwelling, number of dwelling units.....Number of dwelling units on each floor.....  
Number of bedrooms.....Baths.....Toilets.....  
Heating Plant: Gas.....Oil.....Electric...../Hot Air.....Hot Water.....  
If Garage, number of cars.....
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....  
.....
10. Estimated cost.....\$800.....Fee.....20.00.....  
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.



TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....  
Approved.....19.....  
Disapproved a/c.....  
Permit No. ....

Office Of Building Inspector  
Michael L. Babcock  
Town Hall, 555 Union Avenue  
New Windsor, New York 12550  
Telephone 565-8807

Refer —  
Planning Board.....  
Highway.....  
Sewer.....  
Water.....  
Zoning Board of Appeals .....

APPLICATION FOR BUILDING PERMIT  
Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

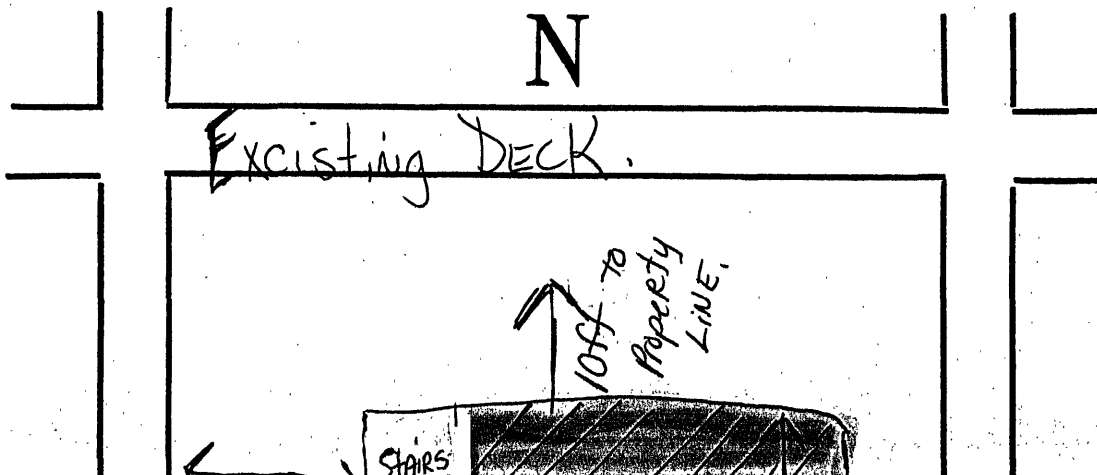
- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets or plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

*Willie M. Cyfer* ..... *120 Blanche Ave New Windsor*  
(Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.  
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Planning Board.....  
Highway.....  
Sewer.....  
Water.....  
Zoning Board of Appeals.....

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

### INSTRUCTIONS

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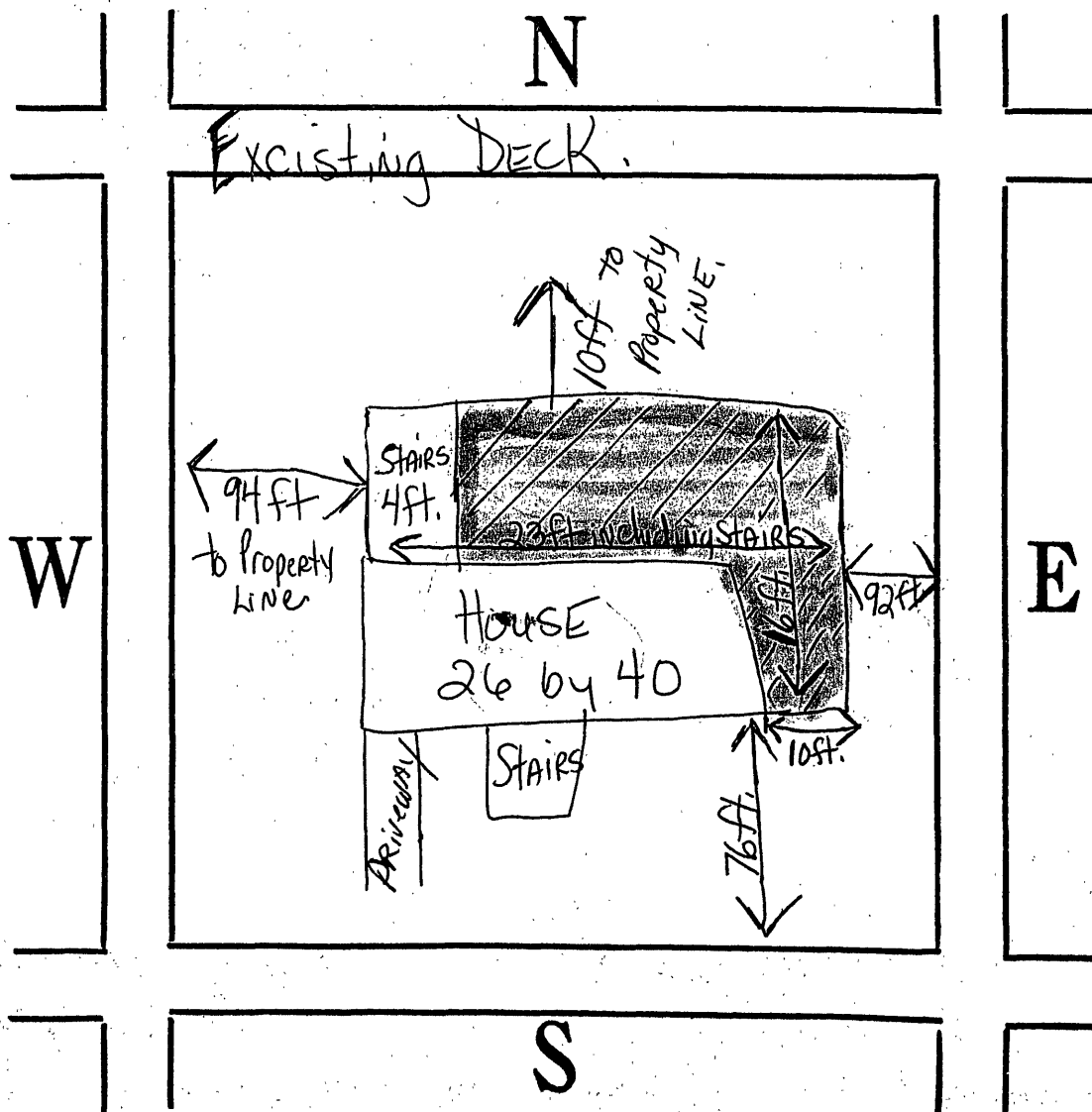
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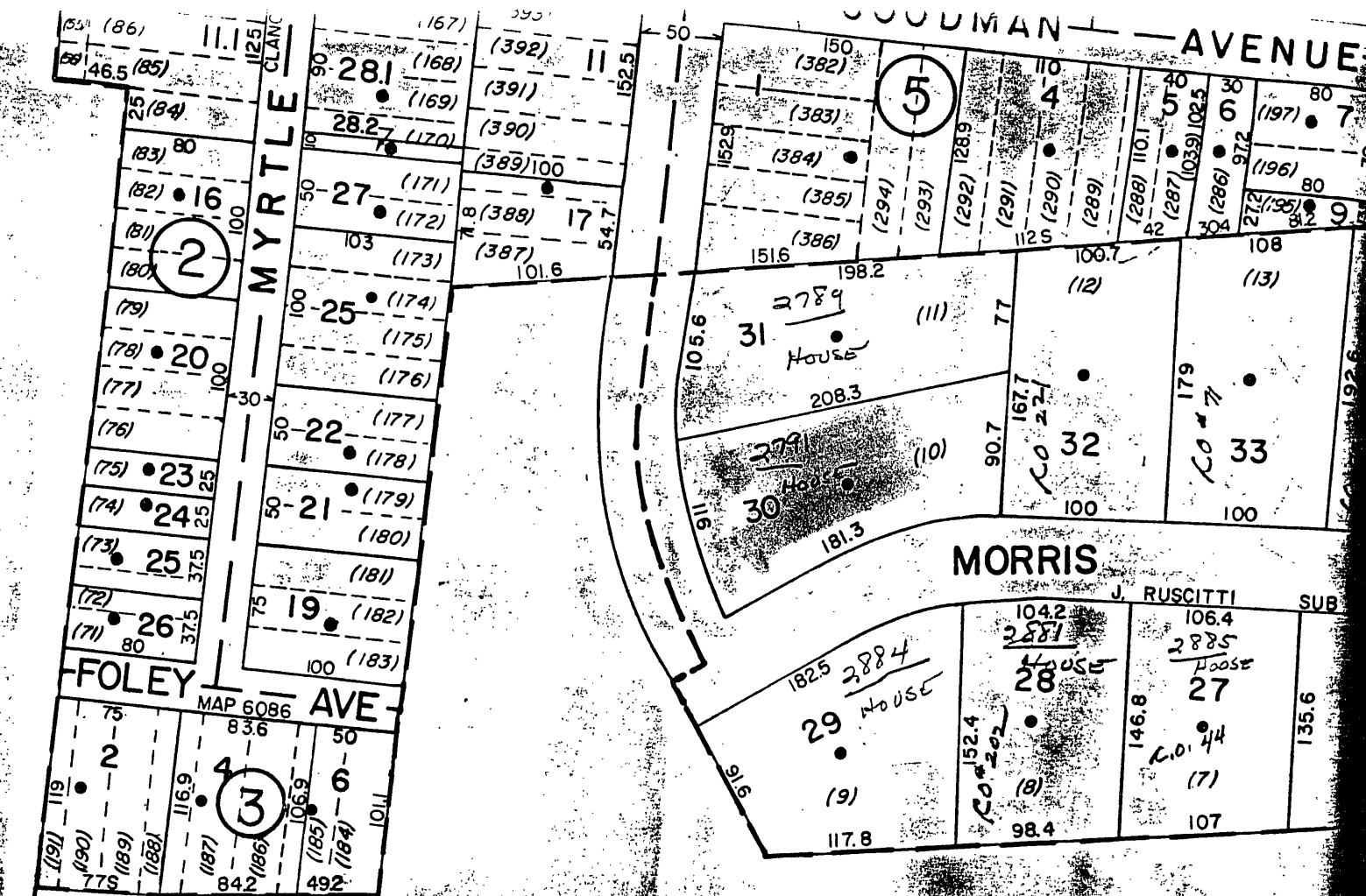
*Willie M. Cyres* ..... *120 Blanche Ave New Windsor*  
(Signature of Applicant) ..... (Address of Applicant)

### PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.





PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals  
of the TOWN OF NEW WINDSOR, New York will hold a  
Public Hearing pursuant to Section 48-34A of the  
Zoning Local Law on the following proposition:

Appeal No. 29

Request of Willie & BARBARA Cifers

for a VARIANCE of

the regulations of the Zoning Local Law to

permit existing deck with insufficient  
sideyard;

being a VARIANCE of

Section 48-12 - Table of Use/Bulk Regs. - Col. F.

for property situated as follows:

120 Blanche Avenue, New Windsor,  
N.Y. 12550.

SAID HEARING will take place on the 23<sup>rd</sup> day of  
May, 1988, at the New Windsor Town Hall,  
555 Union Avenue, New Windsor, N. Y. beginning at  
7:30 o'clock P. M.

James Nugent.  
Chairman

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 88-29

Date: 5/10/88

I. ✓ Applicant Information:

- (a) Willie + BARBARA Gifers 120 Blanche Ave. New Windsor N.Y. 12550  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. ✓ Property Information:

- (a) R-4 120 Blanche Ave. New Windsor 158 30 181 by 116  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NONE
- (c) Is a pending sale or lease subject to ZBA approval of this application? N/A
- (d) When was property purchased by present owner? 1985 Sept.
- (e) Has property been subdivided previously? NO When? -
- (f) Has property been subject of variance or special permit previously? NO When? -
- (g) Has an order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

IV. Use Variance: N/A

- (a) Use Variance required from New Windsor Zoning Local Law, Section \_\_\_\_\_, Title \_\_\_\_\_ of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow: \_\_\_\_\_  
(Describe proposal) \_\_\_\_\_

- (b) <sup>N/A</sup> Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) <sup>N/A</sup> What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VII. Interpretation: <sup>N/A</sup>

- (a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

- (b) Describe in detail the proposal before the Board:

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VIII. ✓ Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

*A deck would be conducive to neighboring properties which location is in an R-4 zone.*

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IX. ✓ Attachments required:

- ✓ Copy of letter of referral from Bldg./Zoning Inspector.
- ✓ Copy of tax map showing adjacent properties.
- <sup>N/A</sup> Copy of contract of sale, lease or franchise agreement.
- ✓ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- <sup>N/A</sup> Copy(ies) of sign(s) with dimensions.
- ✓ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- \_\_\_\_\_ Photos of existing premises which show all present signs and landscaping.

- (b) <sup>N/A.</sup> The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

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V. ✓ Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. F.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>115'</u>	<u>110'</u>	<u>15'</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

\* Residential Districts only

\*\* Non-residential districts only

- (b) ✓ The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

We have already invested the time & money into this deck. It would be very difficult to remove it. We feel it adds greatly to the value of our home.

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VI. Sign Variance: N/A

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

X. AFFIDAVIT

Date May 10, 1988

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Walter & Barbara Cifers  
(Applicant)

Sworn to before me this

10th day of May, 1988.

Patricia A. Barnhart

PATRICIA A. BARNHART  
Notary Public, State of New York  
No. 01BA4904434  
Qualified in Orange County  
Commission Expires August 31, 1989.

XI. ZBA Action:

- (a) Public hearing date \_\_\_\_\_.
- (b) Variance \_\_\_\_\_.
- Special Per. is \_\_\_\_\_.
- (c) Conditions and safeguards: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.